

CLARKE | MUNRO

ESTATE AGENTS

41 Pelham Street, Middlesbrough, TS1 4DJ



Price: £110,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- TURN KEY INVESTMENT PROPERTY
- FOUR BEDROOMS
- MODERN KITCHEN AND SHOWER ROOMS
- CLOSE TO LOCAL AMENITIES INCLUDING TEESIDE UNIVERSITY
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- TENURE - FREEHOLD



Property Description:

Clarke Munro are delighted to introduce this great four bedroom, turnkey investment property which has been refurbished to an excellent standard. Situated in close proximity to Teesside University and the amenities of Middlesbrough Town Centre and Linthorpe Road, the property consists of a welcoming hallway leading to the ground floor bedroom and spacious communal lounge, next the kitchen which is fitted with a range of modern hi gloss wall and base units and wood effect worksurfaces, then an inner hallway leading to two ground shower rooms adjacent to each other. the first floor has two double bedrooms and a further spacious bedroom on the second floor. **Please note this property is in a selective licensing zone and costs may be incurred to a purchaser. Please enquire for further information**



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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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